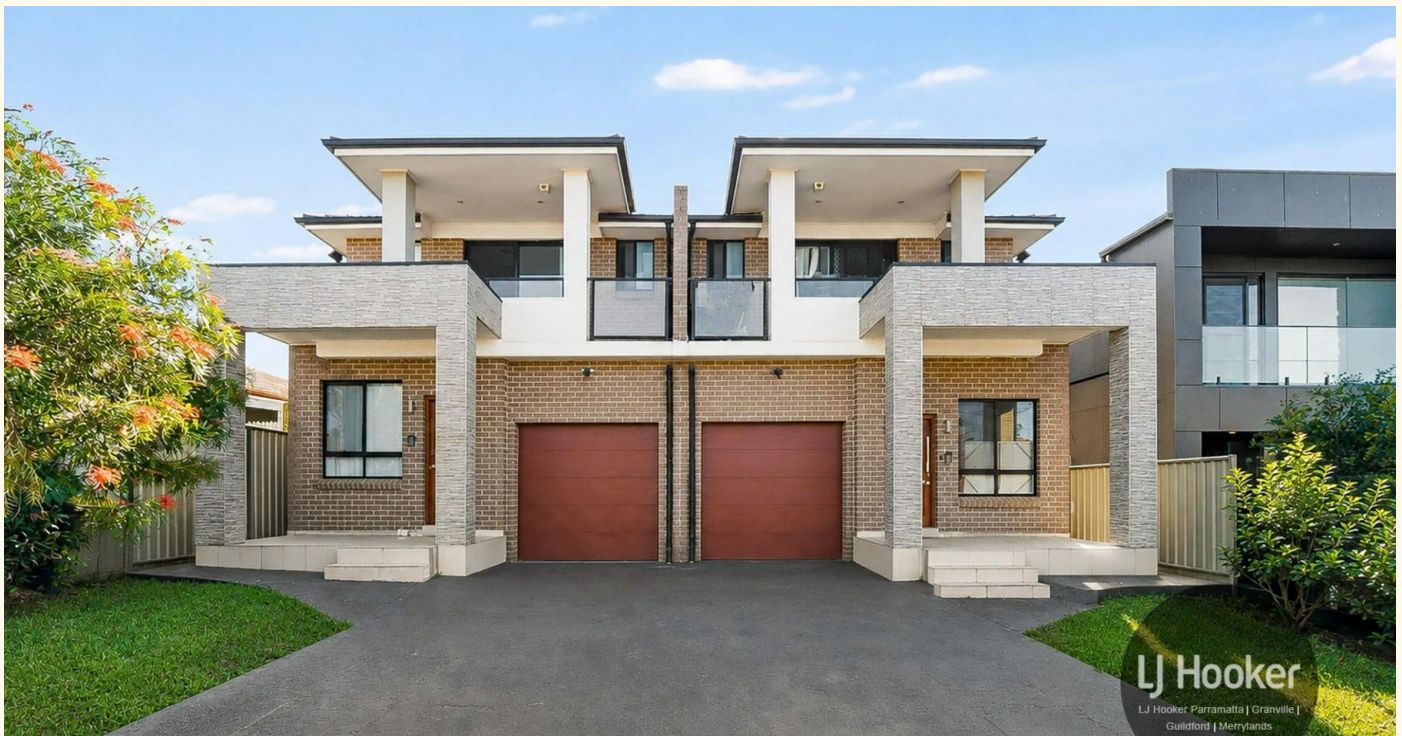




21 & 21A Crossland Street, Merrylands

Rare Mortgagee in Possession Opportunity - Pair of Full Brick Duplexes on 904.2 sqm approx.

An exceptionally rare offering to the marketplace, this substantial property presents an outstanding opportunity to secure a pair of duplexes on one expansive parcel of land approximately - 904.2sqm.

Offered for sale under instructions from the mortgagee, this unique asset presents enormous appeal to investors, extended families, developers (STCA), or those seeking a significant landholding.

Full brick and concrete slab construction, both residences have been designed with generous proportions and practical family living in mind.

Each duplex offers a spacious and versatile floorplan featuring four well-sized bedrooms, including a master suite complete with walk-in wardrobe and private ensuite. Multiple living zones comprising of a formal lounge in addition to expansive open plan living and dining areas that seamlessly connect to the outdoor entertaining space.

Modern kitchens are complemented by ample bench space and storage, while each residence also includes two bathrooms (including

8 4 2

AUCTION

Sat 12th Sep @ 11:30AM

VIEW

Sat 15th Aug @ 11:00AM - 11:30AM

AGENTS

Paulette Ghaleb

0408 888 810

paulette.ghaleb@ljhooker.com.au

AGENCY

LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



ensuite), a convenient third toilet, lock-up garage and a covered alfresco area overlooking an enormous backyard where children can play freely or families can entertain with ease.

Positioned in a highly convenient location, the property enjoys easy access to both Merrylands and Granville town centres, with schools, parks, public transport and local shopping all within close proximity, providing a lifestyle of everyday convenience.

Property Features:

- Pair of duplexes on approximately 904.2sqm of land
- Solid full brick construction with concrete slab
- Four generous bedrooms in each residence
- Master bedrooms with walk-in wardrobes and ensuites
- Formal lounge plus spacious open plan living and dining areas
- Modern kitchens
- Two bathrooms plus additional third toilet in each duplex
- Covered outdoor entertaining areas
- Front and rear balconies
- Expansive rear yards
- Lock-up garage to each residence
- Outstanding opportunity for investors, extended families or future potential (STCA)
- Conveniently located close to Merrylands and Granville town centres, transport, parks, schools and local shopping

Opportunities to acquire a pair of duplexes are exceptionally rare. Whether you are looking to expand your investment portfolio, accommodate multiple generations, or secure a premium landholding with future upside, this is a property that demands your immediate attention.

MORE DETAILS

Property ID	2HEFF9E
Property Type	House
Land Area	904.2 m2
Including	Ensuite
	Toilets (6)
	Built-in-Robes
	2 Ensuites
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

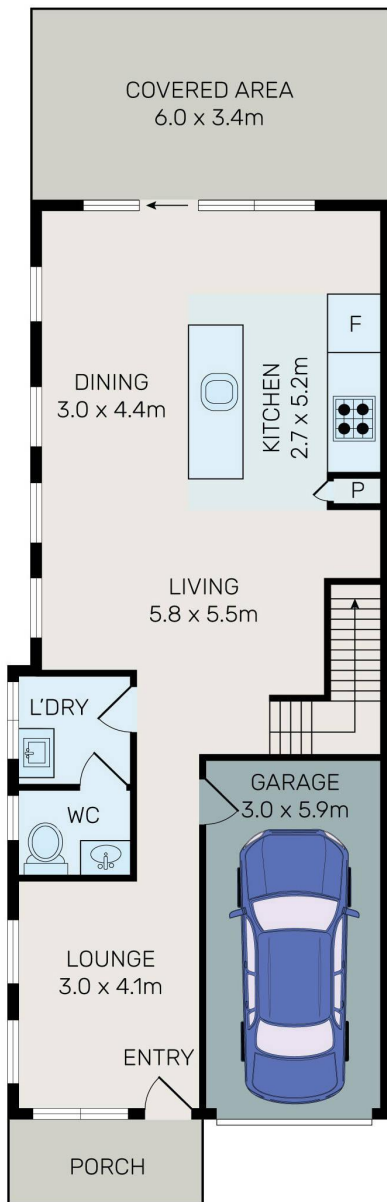
Paulette Ghaleb 0408 888 810

Area Specialist | paulette.ghaleb@ljhooker.com.au

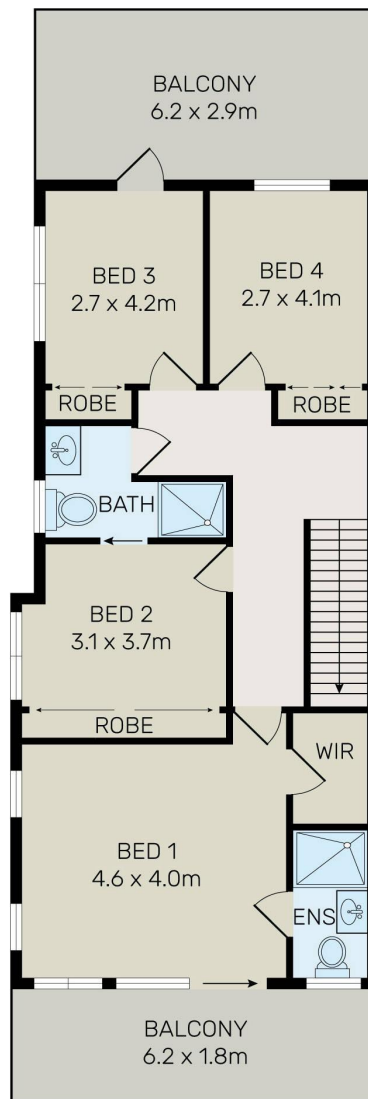
LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555

42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | granville@ljhooker.com.au

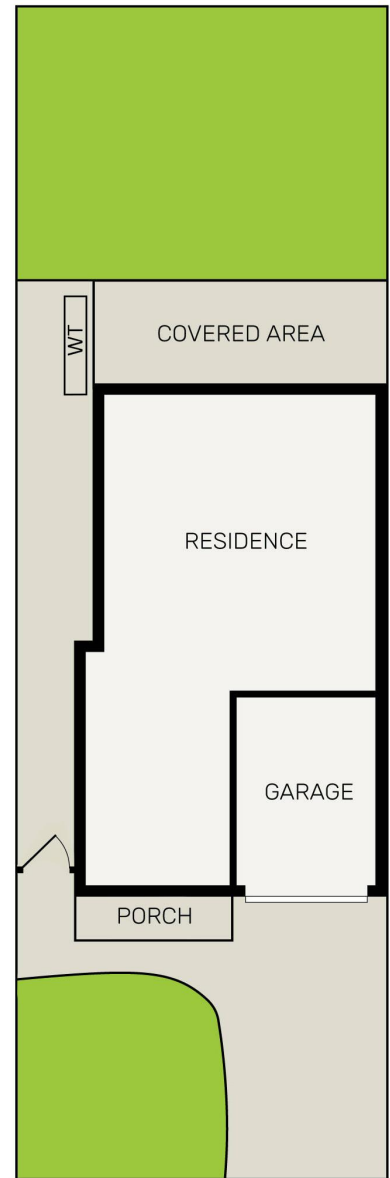




GROUND FLOOR



FIRST FLOOR



All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



21A Crossland Street, Merrylands

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

